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IDENTIF. REFERENCE!

Nov 26 1 54 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4382 PAGE 770 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May 19 69

Notary Public

MY COMMISSION EXPIRES: 5-1-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty. at Law, 1720 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Lee Denny, etux (NAME)	Murphree Mortgage Company (NAME)	Map 95-2
222 Donelson Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	Par 3
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	3D40775

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Janice A. Simms

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carlos Lee Denny and wife, Freida P. Denny

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Donelson Hills, of record in Book 2331, Pages 22 and 23, Register's Office for said County.

Beginning at a point in the southwesterly side of Donelson Hills Drive at the corner of Lots No. 73 and 74; thence with said Drive in a southeasterly direction 139.3 feet to a monument; thence around a curve in a southerly direction 31.42 feet to a monument in the northwesterly margin of Guaranty Drive; thence with said Drive in a southwesterly direction around a curve, 177.02 feet to the corner of Lots 74 and 75; thence with the line between said lots, northwesterly 154.6 feet to the corner of said lots and Lot No. 73; thence with the line between Lots No. 73 and 74 in a northeasterly direction 155.4 feet to the point of beginning.

Being the same property conveyed to John Asa Simms and wife, Janice A. Simms, by deed from Roger Clark Finholt and wife, Nadine W. Finholt, as of record in Book 3373, Page 457, Register's Office for Davidson County, Tennessee. The said John Asa Simms and Janice A. Simms having since divorced and the said Janice A. Simms having acquired the entire interest by decree of record in Minute Book 45, Page 187, in the Circuit Court for Davidson County, Tennessee.

This conveyance is made subject to the restrictions recorded in Book 2396, Page 365, and in Book 2797, Page 442, and to the easements and limitations shown on the Map of record in Book 2331, Pages 22 and 23, and to all applicable Metropolitan government zoning and planning regulations.

This is ( ) unimproved (X) improved property, known as 222 Donelson Hills Drive, Nashville, Tenn.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of May, 19 69

Janice A. Simms

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Forrest B. Nesbitt, a Notary Public in and for said County and State, the within named Janice A. Simms

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May, 1969.

Commission expires 5-15-73

Forrest B. Nesbitt
Notary Public

STATE OF TENNESSEE
Davidson County

GRANTOR

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

NOV26'69 CONV 17,300.00
NOV26'69 STAX B* 44.98
NOV26'69 PRFEE B* .50
NOV26'69 WDEED B* 3.00 * 48.48

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Janice A. Simms

TO
Carlos Lee Denny, etux

Please mail: Carlos Lee Denny, et ux
3517 Arlington Dr.
Nashville, Tenn. 37214

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.